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U.S. Bank National Association,
as Trustee, successor in interest
to Bank of America, National Association
as successor by merger to
LaSalle Bank, National Association as
Trustee for Washington Mutual
Mortgage Pass-Through Certificates
WMALT Series 2006-AR9 Trust

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL
ASSOCIATION AS SUCCESSOR BY MERGER
TO LASALLE BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
WASHINGTON MUTUAL MORTGAGE PASS-
THROUGH CERTIFICATES
WMALT SERIES 2006-AR9 TRUST,

Plaintiff,

v.

SFR INVESTMENTS POOL 1, LLC,
a Nevada limited liability company; SETONA
HOMEOWNERS' ASSOCIATION; AMOR
ELACIO, an individual, and AILEEN ELACIO,
an individual,

Defendant.

Case No.: 2:17-cv-00708-JCM-PAL

**STIPULATION AND
ORDER TO STAY LITIGATION
AND DISCOVERY BASED ON
PENDING SETTLEMENT**

1 SFR INVESTMENTS POOL 1, LLC,
2 a Nevada limited liability company;

3 Counter/Cross Claimant

4 v.

5 U.S. BANK NATIONAL ASSOCIATION,
6 AS TRUSTEE, SUCCESSOR IN INTEREST TO
7 BANK OF AMERICA, NATIONAL
8 ASSOCIATION AS SUCCESSOR BY MERGER
9 TO LASALLE BANK, NATIONAL
10 ASSOCIATION AS TRUSTEE FOR
11 WASHINGTON MUTUAL MORTGAGE PASS-
12 THROUGH CERTIFICATES WMALT SERIES
13 2006-AR9 TRUST; MORTGAGE ELECTRONIC
14 REGISTRATION SYSTEMS, INC. AS
15 NOMINEE BENEFICIARY FOR ALLIANCE
16 BANKCORP and its successors and assigns,

17 Counter/Cross Defendants.

18 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counterdefendant U.S. Bank
19 National Association, as Trustee, successor in interest to Bank of America, National
20 Association as successor by merger to LaSalle Bank, National Association as Trustee for
21 Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-AR9 Trust,
22 Defendant/Counterclaimant SFR Investments Pool 1, LLC, and Defendant Setona
23 Homeowners' Association (collectively, the "Parties"),¹ by and through their respective
24 undersigned attorneys, stipulate as follows:

25 1. On or about September 26, 2017, the Court entered an order setting discovery
26 deadlines, which set the deadline to complete discovery in this case for March 28, 2018 (ECF
27 No. 32).

28 2. The Parties have since come to respective agreements and are in the process of
finalizing settlement.

¹ Defendants Amor Elacio and Aileen Elacio have not appeared in this action, and Cross-defendant Mortgage Electronic Registration Systems, Inc. was dismissed by stipulation and order entered on December 14, 2017.

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3. Given these resolutions, and to avoid wasting resources and incurring potentially unnecessary expense associated with discovery, the Parties agree, and hereby request, a stay of the case to give all Parties sufficient time and resources to finalize settlement.

4. The Parties make this stipulation in good faith and not for purposes of delay.

Dated this 28th day of March, 2018.

SMITH LARSEN & WIXOM

/s/Katie M. Weber

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U.S. Bank National Association,
as Trustee, successor in interest
to Bank of America, National Association
as successor by merger to
LaSalle Bank, National Association as
Trustee for Washington Mutual
Mortgage Pass-Through Certificates
WMALT Series 2006-AR9 Trust

Dated this 28th day of March, 2018.

KIM GILBERT EBRON

/s/Diana S. Ebron

Diana S. Ebron, Esq.
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Jacqueline A. Gilbert, Esq.
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Attorney for Defendant/Counterclaimant
SFR Investments Pool 1, LLC

Dated this 28th day of March, 2018.

TYSON & MENDES LLP

/s/Margaret E. Schmidt

Margaret E. Schmidt, Esq.
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Attorneys for Defendant Setona
Homeowners' Association

IT IS SO ORDERED:

Jessie C. Mahan

UNITED STATES DISTRICT JUDGE

DATED: April 6, 2018